

Interagency Land Tenure Committee Meeting Notes
4/3/06

Present:

City of Bishop: Kathy Henderson
Inyo County: Ted Williams, Tanda Gretz
Mono County: Scott Burns, Haven Kiers, Nate Greenberg
Inyo Nat Forest: Garry Oye, Dan Yarborough
LADWP: Clarence Martin
BLM: Steve Nelson, Bill Dunkelberger

The purpose of the meeting was to continue working on production of land ownership adjustment opportunity maps for Mono and northern Inyo counties, depicting current land ownership and all agency parcels potentially available for disposal. The purpose of the maps and accompanying database is to share information with agencies and public as a tool to consider potential land adjustment actions. An underlying goal of this collaborative effort is to enhance opportunities to identify mutually beneficial, community supported land adjustment actions that should lead to better land use decisions.

Nate Greenberg reported on parcel information he had received since last meeting and information still needed:

- LADWP identified the 75 acres slated for disposal under the Inyo Water Agreement but does not desire to identify additional parcels at this time, since their priority is for disposal of the 75 acres first
- Inyo County previously identified all of its land holdings but still needs to determine and identify parcels that it may desire to dispose of
- Mono County has identified all of its parcels potentially available for disposal
- FS provided recreation residence parcels around Tom's Place/Sunnyslopes that it desires to dispose of through exchange and aqueduct parcel near Lone Pine.
- BLM will remove previously disposed of lands that still reside in the database to avoid confusion
- Bill still needs to verify if State Lands Board has any potential disposal property in region

It was suggested and agreed to that CA Dept of Fish & Game should participate on committee if possible. Bill will re-extend invitation. Discussed and agreed that database should contain various layers so that critical information about disposal parcels can be displayed, e.g., DWP's acres do not convey water rights and must be serviced by existing water infrastructure; some parcels are already under consideration for disposal, etc. Group also reiterated the need for each agency to prepare brief notes to incorporate in database, describing individual land disposal goals, criteria, restrictions, etc.

While viewing existing, parcel disposal information, it became apparent that disposal opportunities tend to be dominated by different agencies in each area. For example, LADWP has virtually all potential disposal lands near Bishop and in the southern Owens Valley, BLM has virtually all potential disposal lands in the Tri-Valley area, FS has virtually all potential disposal lands near Crowley. The group also discussed that the database reveals certain "hotspots" for potential land adjustment, like the Tri-Valley area. Discussion also followed regarding intra-agency land exchanges, three-way exchanges, and counties' policy of no net loss of private land acreage. These realizations and ensuing discussion are great examples of the value of coordinating and sharing this information!!

Group discussed how to make final database available to interested parties. It was noted that some people will simply want maps. Maps however, are one dimensional and are easily outdated. Group discussed importance of keeping the database digital, especially since there are multiple data layers that

include important textual information, which maps cannot completely capture; and for ease of maintenance and updating.

On April 14, Bill will be meeting with the “No Name Committee,” a group of private landowners and non-agency affiliated citizens concurrently studying land adjustment issues to update them on land ownership adjustment opportunity database progress. **The next land tenure committee meeting was scheduled for Monday, May 8, 2-4 PM at the FS/BLM office in Bishop.** The purpose of this meeting will include reviewing finalized database and determining next steps for distribution and further meetings. Bill will invite Charlie Knox, a workforce housing planning expert who previously addressed the committee to join us and help recommend follow-up actions. The following information should be sent to Steve Nelson at BLM before May 8:

- Inyo County needs to determine and identify parcels that it may desire to dispose of
- BLM will remove previously disposed of lands that still reside in the database to avoid confusion
- Each agency to prepare brief notes to incorporate in database, describing individual land disposal goals, criteria, restrictions; as well as any pertinent constraints attached to particular disposal parcel (see attached broad, agency goals below from 3/18/05 meeting notes)

(The work products of this committee and all information from all agencies are strictly preliminary inventory data for information sharing purposes only. Map and database products are not to be construed as official planning documents or decision documents.)

Agency/Organization Land Tenure Mission, Land Tenure Needs, Constraints

Party	Mission	Needs	Constraints	Miscellaneous
BLM	Dispose difficult, unmgable, low res value lands. Acquire mgble, hi res value lands. Provide land for cmty purposes/expansion.	Increase efficiency of land mgmt.	Disposal of hi value lands, WSAs, ACECs, watershed wlds (Cong/EO). Env. Constraints --- res value issues i.e. plants, cultural, etc.	Will only acquire from willing sellers only. Consider Ridgecrest FO BLM lands as an opp to improve the data base pool.
Inyo NF	Interested in acquiring inholdings inside USFS lands. Multiple hi res value areas – prioritized. Desires to retain USFS lands/admin sites in cmties for employee housing.	Desires employees living in cmties on USFS admin sites. Ongoing land tenure process in Mono Cty/Mmth Lks.	\$\$\$\$. No complex land planng process. Nature of land tenure = difficult/complex. Counter to current administration view. Env. Constraints --- res value issues i.e. plants, cultural, etc.	Community needs can only be addressed by tenure if cmty is within the USFS boundary.
CA F&G	Supports protection of res values on pvt/pub land.	WCB sets process to purchase lands by state props. and other funding. Can acquire land with resources thru EIR mitigation/permitting process.	\$\$\$\$. Cannot manage land/no personnel. Env. Constraints --- res value issues i.e. plants, cultural, etc.	Check on possibility of disposals.
Mono Cty	Contain developments in/around cmties. Development directed by gen'l plan.	Seeks orderly cmty expansion with decision making at cmty level. Policies promoting agricultural lands, scenic areas, open space character = zoning policies.	Lack of infrastructure. Ltd land base. \$\$\$\$.	
LADWP	Watershed protection to improve water quality/quantity.	Acquire lands and access around DWP facilities. Need access for ops and maintenance. Divest excess lands in and around towns. Divest/acquisitions of lands dependent on resource values.	Cannot sell water rts. Cannot sell ranches. Env. Constraints --- res value issues i.e. plants, cultural, etc. Priority for disposal based on compliance with 75 acres as per Inyo Cty/DWP water agreement.	

Party	Mission	Needs	Constraints	Miscellaneous
Inyo Cty	Contain developments in/around cmties. Development directed by gen'l plan. Encourage development around existing cmties. Work with BLM/DWP re: land tenure.	Information of land tenure possibilities thru agencies, etc.	No net loss of pvt acreage. No mechanism to coordinate land trades. No 3 way land trade mechanism process. How to deal with new developments. DWP/IC water agreement ties up lands. Information regarding agency lands not readily available. Agencies may be competing for the same land. Env. Constraints --- res value issues i.e. plants, cultural, etc.	
City of Bishop	Provide suitable housing , infrastructure, and employment for cmty.	Acquisition for growth. Wants to provide housing for various income groups from low to high, including senior citizens.	Env. Constraints --- res value issues i.e. plants, cultural, etc. City bdies are confined. Gets the last scraps/rations ---have to wait until other agencies (cty, etc) act before they get anything.	